

**PRELIMINARY REPORT**  
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

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**SCHEDULE A**

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

RAY PRATT and  
MARY LOU PRATT,  
husband and wife,  
as Tenants by the Entirety,  
as Fee Owner

This report is dated as of October 18, 2022 at 8:00 a.m.

**Inquiries concerning escrow should be directed to:**

Escrow Officer - Laurie Medeiros; Office: (808) 933-2383  
Email: lmedeiros@tghawaii.com

**Inquiries concerning this report should be directed to:**

Title Officer - Leslie Balmilero; Office:  
Email:  
Please reference Order No. 7311280997, Escrow No.

**SCHEDULE B  
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: (1) 8-5-013-001      Area Assessed: 8,352 square feet

Tax Classification: COMMERCIAL

Street Address : 85-791 FARRINGTON HIGHWAY, WAIANAE, HAWAII  
96792

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes due to possible loss of exemption status.

2. Mineral and water rights of any nature.

3. DESIGNATION OF EASEMENT(S) "35" (5 feet wide)

PURPOSE : water line

REFERENCED : on Map 11, as set forth by Land Court Order No. 8019, filed February 14, 1948

4. DESIGNATION OF EASEMENT(S) "36" (5 feet wide)

PURPOSE : sewer line

REFERENCED : on Map 11, as set forth by Land Court Order No. 8019, filed February 14, 1948

5. The terms and provisions contained in the following:

INSTRUMENT : COVENANT

DATED : \_\_\_\_\_, 1991 (acknowledged August 17, 1991)

FILED : Land Court Document No. 1851908

SCHEDULE B CONTINUED

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
  
7. Any unrecorded leases and matters arising from or affecting the same.

**END OF SCHEDULE B**

**SCHEDULE C**

All of that certain parcel of land situate , State of Hawaii,  
described as follows:

LOT 189, area 8,352 square feet, more or less, as shown on [Map 11](#),  
filed in the Office of the Assistant Registrar of the Land Court of  
the State of Hawaii with Land Court Application [No. 1102](#) (amended) of  
Waianae Company.

Being land(s) described in Transfer Certificate of Title No. 195,841  
issued to RAY PRATT and MARY LOU PRATT, husband and wife, as Tenants  
by the Entirety.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : JAMES ROBERT JONES and TSUYAKO KAWASAKI JONES,  
husband and wife, and THELMA HISAE YARBROUGH,  
unmarried

GRANTEE : RAY PRATT and MARY LOU PRATT, husband and wife, as  
Tenants by the Entirety

DATED : November 18, 1977

FILED : Land Court Document No. [848006](#)

**END OF SCHEDULE C**

## GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

## **GUIDELINES FOR THE ISSUANCE OF INSURANCE**

- A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.
- B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.
- C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.
- D. If the transaction involves a construction loan, the following is required:
  - (1) a letter confirming that there is no construction prior to recordation; or
  - (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

Forms are available upon request from the Company.

- E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.
- F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.
- G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at [www.tghawaii.com](http://www.tghawaii.com).
- H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 10/21/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.  
(1) 8 5 013 001 0000

CLASS: COMMERCIAL AREA ASSESSED: 8,352 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	\$	372,300
EXEMPTION	\$	140,000
NET VALUE	\$	232,300
LAND	\$	295,300
EXEMPTION	\$	0
NET VALUE	\$	295,300
TOTAL NET VALUE	\$	527,600

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 08/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2022	2	3,271.12				3,271.12	PENDING
2022	1	3,271.12				3,271.12	PAID
2021	2	3,415.58				3,415.58	PAID
2021	1	3,415.58				3,415.58	PAID

Total Amount Due: 3,271.12

Penalty and Interest Computed to: 08/20/2022

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.